



Church Lodge
High Street, East Markham



Exterior and Gardens

From High Street, a driveway leads to Church Lodge. There is a cobbled parking area for two vehicles with an old-fashioned lamppost. Access can be gained to the main entrance door.

A path leads around to the rear of the property with a raised area containing a small lawn and planters with mature trees. This area also houses the oil tank. The path continues to the left side of the property where there is a courtyard that has exterior lighting and houses the boiler.

A Characterful Two Bedroomed
Detached Residence in a Village Location





Church Lodge



Welcome to Church Lodge

Boasting an abundance of charm, this characterful two bedroomed detached residence was converted by the current owners to offer a superb standard of accommodation. Church Lodge provides an ideal opportunity for a first time buyer or someone searching for an investment purchase.

This wonderful home has been thoughtfully adapted and crafted to incorporate a spacious lounge that features a high, vaulted ceiling, a fabulous dining kitchen and two bedrooms. There is also a luxurious shower room and off-road parking for two vehicles within the property's cobbled driveway.

Church Lodge is located in the quaint village of East Markham, which is home to a public house and a primary school. The property is a short drive away from the market town of Retford and provides a host of amenities such as supermarkets, shops, restaurants and cafes. Retford train station allows convenient rail journeys to London in under an hour, Doncaster and Sheffield. The A57 is easily accessible from the property and connects to Lincoln. Similarly, the A1 provides journeys to Newark-on-Trent, Grantham and London.

The property briefly comprises on the ground floor: Entrance hall, shower room, storage cupboard 1, master bedroom, master walk-in wardrobe, lounge and dining kitchen.

On the first floor: Bedroom 2.

Ground Floor

A door with triple glazed stained glass side panels opens to the:

Entrance Hall

Having a vaulted ceiling with exposed timber beams, recessed lighting, wall mounted light point and oak flooring. Doors open to the shower room, storage cupboard, master bedroom and lounge.

Shower Room

Being fully tiled and having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with an exposed timber beam and recessed lighting. Also having an extractor fan, chrome heated towel rail, shaver point and under floor heating. There is a suite in white, which comprises of a low-level WC and a wash hand basin with a chrome mixer tap and storage beneath. To one corner, there is a separate shower enclosure with a glazed screen/door and a fitted shower panel, incorporating a rain head shower, body jets and a hand shower facility.

Storage Cupboard

Having a flush light point.

Master Bedroom

14'9 x 9'1 (4.49m x 2.78m)

Having a side facing UPVC triple glazed sash window with obscured stained glass, vaulted ceiling with exposed timber beams and recessed lighting. Also having wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the master bedroom walk-in wardrobe.

Master Bedroom Walk-in Wardrobe

Having recessed lighting and oak flooring.

From the entrance hall, a door opens to a small staircase with timber balustrading, which leads down to the:

Lounge

16'2 x 14'9 (4.93m x 4.49m)

A spacious lounge featuring a vaulted ceiling with exposed timber beams and truss. Having front facing UPVC triple glazed sash windows with obscured stained glass and side facing UPVC triple glazed obscured panels with obscured stained glass. Also having recessed lighting, wall mounted light points, TV/aerial points, telephone point and oak flooring with under floor heating. A door opens to the dining kitchen and a spiral staircase rises to the first floor.



Lounge

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A Spacious Reception Room
Featuring a Vaulted Ceiling





Dining Kitchen
15'6 x 9'9 (4.72m x 2.96m)

A superb dining kitchen with a front facing UPVC triple glazed sash window with obscured stained glass, recessed lighting, extractor fan, TV/aerial points, telephone point and oak flooring with under floor heating. There is a range of fitted base/wall and drawer units, incorporating matching timber work surfaces, tiled splash backs, under-counter lighting and an inset 1.0 bowl stainless steel sink with an extendable chrome mixer tap. The integrated appliances include a four-ring electric hob with an extractor hood above, a fan assisted oven and a full-height fridge/freezer. There is also space/provision for an automatic washing machine.





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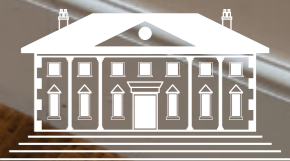
Master Bedroom Walk-in Wardrobe
Having recessed lighting and oak flooring.





Bedroom 2
15'6 x 9'9 (4.72m x 2.96m)

Having a side facing UPVC triple glazed sash window with obscured stained glass, exposed timber beams and recessed lighting. Also having an extractor fan, wall mounted light point, TV/aerial points, telephone point and oak flooring with under floor heating.

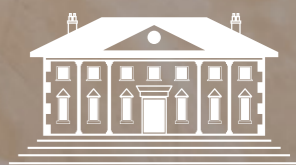




Shower Room

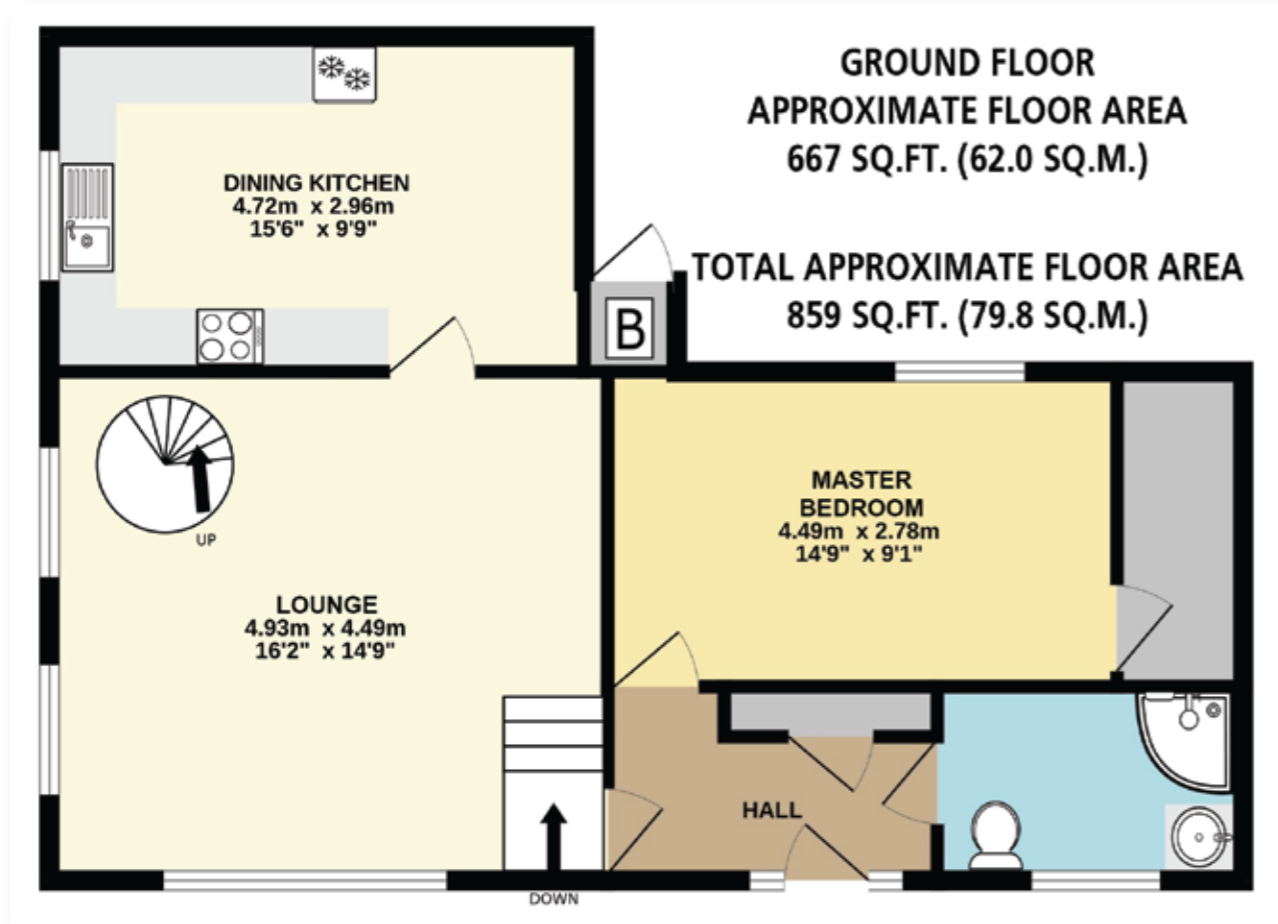
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A Fully Tiled, Luxurious
Shower Room...





Positioned in the Quaint Village of East Markham and Being Well Located for Transport Links via the A57 and A1



Dining Kitchen

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From the lounge, a spiral staircase with a hand rail and balustrading rises to the:

First Floor

Landing

A door opens to bedroom 2.

Bedroom 2

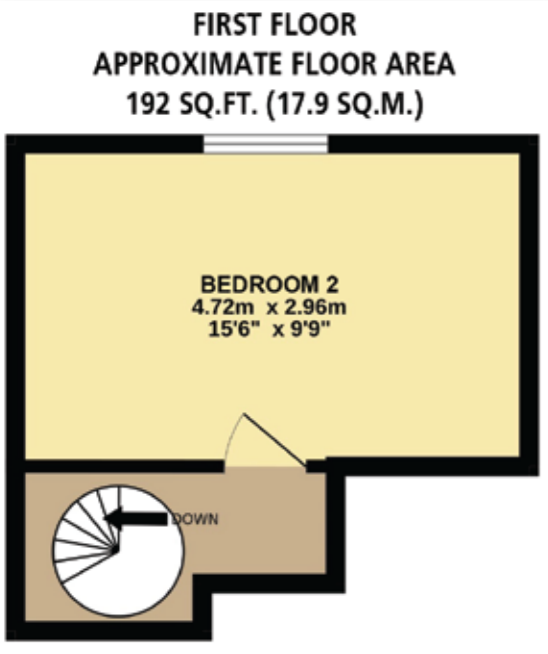
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	76 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Viewing strictly by appointment with our consultant on

0114 358 2020

www.bpestates.co.uk

Tenure: Freehold

Council Tax Band: C

Services: Mains electric, mains water, mains drainage and oil. The broadband is fibre and the mobile signal quality is good.

Rights of Access/Shared Access: The neighbouring property has a right of access over the Church Lodge driveway.

Covenants, Easements, Wayleaves and Flood Risk: None and the flood risk is very low.

Conservation Area: The property is located within the East Markham Conservation Area.

Whilst we aim to make these particulars as accurate as possible, please be aware that they have been composed for guidance purposes only. Therefore, the details within should not be relied on as being factually accurate and do not form part of an offer or contract. All measurements are approximate. None of the services, fittings or appliances (if any), heating installations, plumbing or electrical systems have been tested and therefore no warranty can be given as to their working ability. All photography is for illustration purposes only.



Church Lodge

High Street, East Markham, Newark NG22 0RE

Offers in the Region of £275,000